



EXHIBIT “  V  ”

(30' SUBTERRANEAN WASTEWATER EASEMENT)  
SOUTH I-35 WATER/WASTEWATER PROGRAM  
CIP # 6937.026

**DESCRIPTION FOR PARCEL 4558.110 SWWE**

LEGAL DESCRIPTION OF A 0.727-ACRE TRACT OF LAND, COMPRISED OF TWO PARCELS OF LAND, EQUIVALENT TO A TOTAL OF 31,638 SQUARE FEET OF LAND IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24, OUT OF AND A PART OF A CALLED 87.884-ACRE PARCEL OF LAND HAVING BEEN CONVEYED *FROM* JOYCE ANN PORTER AND ONION87.88, L.P. *TO* ONION ASSOCIATES, LTD. BY THAT CERTAIN CORRECTION JOINT PARTNERSHIP CONTRIBUTION GENERAL WARRANTY DEED, EFFECTIVE JULY 20, 2006 AND RECORDED IN DOCUMENT NO. 2006236625 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID PARCELS OF LAND BEING DESCRIBED AS PART 1 CONTAINING 0.253 (11,005 SQUARE FEET) OF AN ACRE OF LAND AND PART 2 CONTAINING 0.474 (20,633 SQUARE FEET) OF AN ACRE OF LAND; SAID 0.727-ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**PART 1 0.253-ACRE (11,005-S.F.)**

**BEGINNING FOR REFERENCE** on a capped 1/2-inch iron rod stamped "RDS-4094" found on the easterly right-of-way line of Interstate Highway No. 35 (400-foot right-of-way width), monumenting the westerly corner of said Onion Associates, LTD. 87.884-acre tract, also monumenting the northerly corner of a called 8.17-acre tract of land conveyed to Onion Creek Associates LTD. in Document No. 2006236625 of the Official Public Records of Travis County, Texas; **Thence**, with said easterly right-of-way line of Interstate Highway No. 35, same being the westerly line of said Onion Associates, LTD. 87.884-acre tract, N17°32'36"E, a distance of 911.24 feet to a 60d nail set, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of N=10,021,517.63, E=3,098,047.75, for the southwest corner and **POINT OF BEGINNING** of this easement;

**THENCE**, along the common line of said easterly right-of-way line of said Interstate Highway No. 35 and said westerly line of the Onion Associates, LTD. 87.884-acre tract, N17°32'36"E, a distance of **32.58 feet** to a 60d nail set, for the northwest corner of this easement;

**THENCE**, departing said common boundary line and through the interior of the Onion Associates, LTD. 87.884-acre tract, the following five (5) courses and distances:

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- 1) **N84°34'24"E**, a distance of **248.58 feet** to a 60d nail set at the point of curvature of a circular curve to the left on the north line of this easement;
- 2) With said circular curve to the left, an arc length of **119.08 feet**, having a radius distance of **1,185.00 feet**, a central angle of **05°45'27"**, a chord which bears **N81°41'40"E**, a distance of **119.03 feet** to a 60d nail set, for the northeast corner of this easement;
- 3) **S18°55'36"W**, a distance of **34.54 feet** to a 60d nail set at the point of non-tangency of a circular curve to the right, for the southeast corner of this easement, from which a 1/2-inch iron rod found monumenting the southeast corner of said Onion Associates, LTD. 87.884-acre tract, same being on a north line of a called 254.9-acre tract conveyed to Spillman Properties, LTD., recorded in Document No. 2009124581, Official Public Records of Travis County, Texas, also on the west line of a called 117.118-acre tract conveyed to Onion Associates, LTD., recorded in Document No. 2006236625 of the Official Public Records of Travis County, Texas, bears **S43°28'29"E**, a distance of **2,339.22 feet**;
- 4) With said circular curve to the right, having a radius point that bears **N10°22'02"W**, a distance of **1,215.00 feet**, an arc length of **104.76 feet**, a radius distance of **1,215.00 feet**, a central angle of **04°56'25"**, a chord which bears **S82°06'11"W**, a distance of **104.73 feet** to a 60d nail set at a point of tangency on the south line of this easement; and
- 5) **S84°34'24"W**, a distance of **261.29 feet** to the **POINT OF BEGINNING**, containing **0.253-acre (11,005 square feet)** of land.

#### **PART 2 0.474-ACRE (20,633-S.F.)**

**BEGINNING FOR REFERENCE** on a capped 1/2-inch iron rod stamped "RDS-4094" found on the easterly right-of-way line of Interstate Highway No. 35 (400-foot right-of-way width), monumenting the westerly corner of said Onion Associates, LTD. 87.884-acre tract, also monumenting the northerly corner of a called 8.17-acre tract of land conveyed to Onion Creek Associates LTD. in Document No. 2006236625 of the Official Public Records of Travis County, Texas; **Thence**, departing said easterly right-of-way line of Interstate Highway No. 35 and through the interior of said Onion Associates, LTD. 87.884-acre tract, **N38°52'08"E**, a distance of **1,200.65 feet** to a 60d nail set, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of **N=10,021,583.58**, **E=3,098,526.53**, for the southwest corner and **POINT OF BEGINNING** of this easement;

**THENCE**, continuing through said Onion Associates, LTD. 87.884-acre tract, the following four (4) courses and distances:

- 1) **N18°55'36"E**, a distance of **36.79 feet** to a 60d nail set at the point of non-tangency of a circular curve to the left, for the northwest corner of this easement;

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- 2) With said circular curve to the left, having a radius point that bears  $N16^{\circ}57'05''W$ , a distance of 1,185.00 feet, an arc length of **20.04 feet**, a radius distance of **1,185.00 feet**, a central angle of  $00^{\circ}58'08''$ , a chord which bears  $N72^{\circ}33'51''E$ , a distance of **20.04 feet** to a 60d nail set at the point of tangency on the north line of this easement;
- 3)  $N72^{\circ}04'46''E$ , a distance of **474.16 feet** to a 60d nail set at the point of tangency of a circular curve to the right on the north line of this easement; and
- 4) With said circular curve to the right, an arc length of **163.79 feet**, having a radius distance of **3,015.00 feet**, a central angle of  $03^{\circ}06'45''$ , a chord which bears  $N73^{\circ}38'09''E$ , a distance of **163.77 feet** to a 60d nail set on the southerly line of a called 155.740-acre tract conveyed to Onion Golf Group, LP, recorded in Document No. 2006079292 of the Official Public Records of Travis County, Texas, same being the northerly line of said Onion Associates, LTD. 87.884-acre tract;

**THENCE**, with the common line of said Onion Golf Group, LP 155.740-acre tract and the Onion Associates, LTD. 87.884-acre tract, the following two (2) courses and distances:

- 1)  $S60^{\circ}01'04''E$ , a distance of **16.65 feet** to a 60d nail for an angle point of this easement; and
- 2)  $S75^{\circ}16'04''E$ , a distance of **37.74 feet** to a 60d nail set at the point of non-tangent curvature of a circular curve to the left, whose radius point bears  $S13^{\circ}57'03''E$  a distance of 2,985.00 feet, for the southeast corner of this easement, from which a 1/2-inch iron rod found monumenting the southeast corner of said Onion Associates, LTD. 87.884-acre tract, same being on a north line of a called 254.9-acre tract conveyed to Spillman Properties, LTD., recorded in Document No. 2009124581, Official Public Records of Travis County, Texas, also on the west line of a called 117.118-acre tract conveyed to Onion Associates, LTD., recorded in Document No. 2006236625 of the Official Public Records of Travis County, Texas, bears  $S22^{\circ}31'31''E$ , a distance of 2,099.46 feet;

**THENCE**, departing said southerly line of the Onion Golf Group, LP 155.740-acre tract and through said Onion Associates, LTD. 87.884-acre tract, the following three (3) courses and distances:

- 1) With said curve to the left, having a radius point that bears  $S13^{\circ}57'03''E$ , a distance of 2,985.00 feet, an arc length of **206.81 feet**, a radius distance of **2,985.00 feet**, a central angle of  $03^{\circ}58'10''$ , a chord which bears  $S74^{\circ}03'52''W$ , a distance of **206.76 feet** to a 60d nail set for the point of tangency on the south line of this easement;
- 2)  $S72^{\circ}04'46''W$ , a distance of **474.16 feet** to a 60d nail set at a point of tangency of a circular curve to the right on the south line of this easement;



- 3) With said curve to the right, an arc length of **42.11 feet**, having a radius distance of **1,215.00 feet**, a central angle of **01°59'09"**, a chord which bears **S73°04'21"W**, a distance of **42.11 feet** to the **POINT OF BEGINNING**, containing 0.474-acre (20,633 square feet) of land.

**BEARING BASIS NOTE**

The bearings described herein are Texas State Plane grid bearings, Central Zone-4203, NAD83(CORS). Project control points were established from Macias & Associates, L.P., Land Surveyors, reference point "F-11-3001" having coordinate values of N=10,022,637.008, E=3,098,305.276 and reference point "Station 1468+50.20, 280.00' RT" having coordinate values of N=10,014,095.051, E=3,095,165.555. Distances shown hereon are grid.

**CERTIFICATION:**

I do hereby certify that this easement description is true and correct to the best of my knowledge and belief, and was prepared from an actual on the ground survey of found property corners, under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

**As Prepared by  
Landmark Surveying, LP**

*Juan M. Canales, Jr.*  
**Juan M. Canales, Jr.**

Registered Professional Land Surveyor No. 4453  
Senior Project Manager  
Firm Registration No. 100727-00

*1-11-2010*

Date

**REFERENCES**

MAPSCO 2009, 703-R, GRID NO. F-11  
TCAD PARCEL ID NO. 04-4818-0501  
4558.110-part 1&2\_SWWE.doc

Reviewed and Approved by:  
MACIAS & ASSOCIATES, L.P.

*Jackie Lee Crow*  
Date: *1/11/2010*  
**JACKIE LEE CROW**  
R.P.L.S. #5209



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## SKETCH TO ACCOMPANY LEGAL DESCRIPTION

The easement described hereon is contained within Zone AE, Zone X (shaded), as scaled from F.I.R.M. Map Number 4B453C0595H, dated September 26, 2008, as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.

### Restrictive Covenant and Easement Note:

1. Restrictive covenants and easements as declared in Document No. 2005209467 and 2007071321 of the Official Public Records of Travis County, Texas DO APPLY to the subject easement.
- 10a. An ingress and egress easement granted to John Lee Cook et al as set out in Volume 9278, Page 625 of the Real Property Records of Travis County, Texas DOES NOT APPLY to the subject easement.
- 10b. An ingress, egress and regress easement granted to John Lee Cook and Donald E. Laine as set out in Volume 9261, Page 714 of the Real Property Records of Travis County, Texas DOES NOT APPLY to the subject easement.
- 10c. An electric and telephone line easement granted to the City of Austin as set out in Volume 5187, Page 596 of the Real Property Records of Travis County, Texas DOES NOT APPLY to the subject easement.
- 10d. Provisions regarding building lines set out in instrument recorded in Document NO. 2005209467 of the Official Public Records of Travis County, Texas DO APPLY to the subject easement.
- 10k. Affidavit of Service Area set out in Document NO. 2001176946 of the Official Public Records of Travis County, Texas DO APPLY to the subject easement.
- 10l. All terms, conditions and stipulations of that certain Contract and Agreement by and between Effie Reeves Kitchens, et al, and Jimmie Demaret and Jimmy Connolly, Trustees, as set out in Volume 4440, Page 1843. of the Deed Records of Travis County, Texas MAY AFFECT the subject easement; however cannot be determined with existing evidence.

All easements of which I have knowledge and those recorded easements furnished by Stewart Title Guaranty Company, according to File No. 806522, are shown or noted hereon. Other than visible easements, no unrecorded or unwritten easements which may exist are shown hereon.

I hereby certify that a survey was made on the ground of the easement shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-ways, except as shown; that said easement has access to and from a public roadway; and that this plat is an accurate representation of the easement to the best of my knowledge.

### BEARING BASIS:

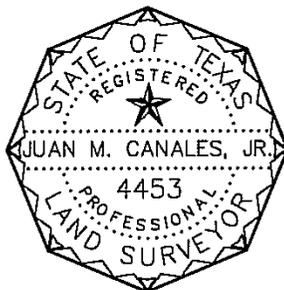
THE BEARINGS DESCRIBED HEREIN ARE TEXAS STATE PLANE GRID BEARINGS, CENTRAL ZONE-4203, NAD83(CORS). PROJECT CONTROL POINTS WERE ESTABLISHED FROM MACIAS & ASSOCIATES, L.P., LAND SURVEYORS, REFERENCE POINT "F-11-3001" HAVING COORDINATE VALUES OF N=10,022,637.008, E=3,098,305.276 AND REFERENCE POINT "STATION 1468+50.20, 280.00' RT" HAVING COORDINATE VALUES OF N=10,014,095.051, E=3,095,165.555. DISTANCES SHOWN HEREON ARE GRID.

AS SURVEYED BY  
LANDMARK SURVEYING, LP  
FIRM REGISTRATION NO. 100727-00

*Juan M. Canales, Jr. 1-11-2010*  
JUAN M. CANALES, JR.  
Registered Professional Land Surveyor No. 4453  
DATE: December 9, 2009

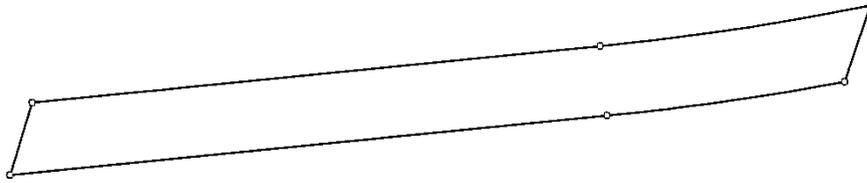
THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE OF THE ABOVE SURVEYOR

Client: URS  
Date: December 31, 2009  
Office: Eleuterio Leos  
Crew: S.Dunn  
F.B.:  
Path: c:\leos drawings\othon\easements\oci\_bradshaw-grid-base.dwg  
Job No.: 610-12-06



SKETCH TO  
ACCOMPANY  
FIELD NOTES

  
**Landmark**  
SURVEYING, LP  
1301 S. CAPITAL OF TEXAS HWY.  
BUILDING B, SUITE 315  
AUSTIN, TEXAS 78746  
PH: (512)328-7411 FAX: (512)328-7413



Title: 4558.110-part 1\_SWWE

Date: 01-06-2010

Scale: 1 inch = 76 feet

File: 4558.110-part 1\_SWWE.des

Tract 1: 0.253 Acres: 11005 Sq Feet: Closure = n51.2931w 0.01 Feet: Precision = 1/96724: Perimeter = 801 Feet

001=n17.3236e 32.58

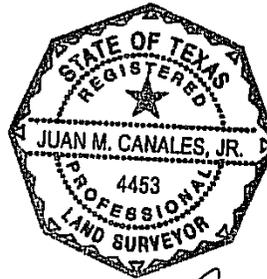
004=s18.5536w 34.54

002=n84.3424e 248.58

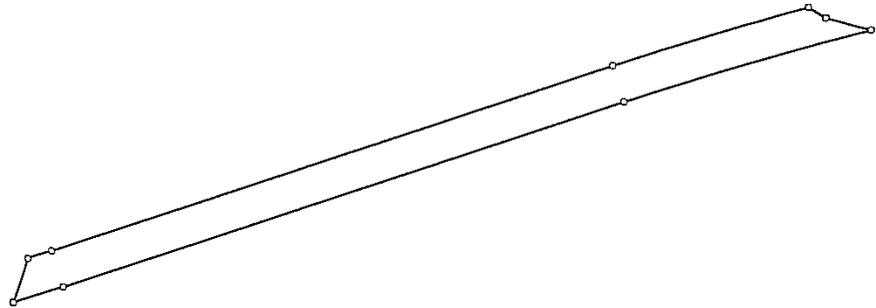
005: R=1215.00, Arc=104.76, Delta=04.5625  
Bng=s82.0611w, Chd=104.73

003: L=1185.00, Arc=119.03, Delta=05.4527  
Bng=n81.4140e, Chd=119.03

006=s84.3424w 261.29



*Juan M. Canales, Jr.*  
1-11-2010



Title: 4558.110-part 2_SWWE		Date: 01-06-2010
Scale: 1 inch = 140 feet	File: 4558.110-part 2_SWWE.des	
Tract 1: 0.474 Acres: 20633 Sq Feet: Closure = n80.3833w 0.00 Feet: Precision = 1/306080: Perimeter = 1472 Feet		
001=n18.5536e 36.79 002: Lt, R=1185.00, Arc=20.04, Delta=00.5808 Bng=n72.3351e, Chd=20.04	005=s60.0104e 16.65 006=s75.1604e 37.74 007: Lt, R=2985.00, Arc=206.81, Delta=03.5810 Bng=s74.0352w, Chd=206.76	009: Rt, R=1215.00, Arc=42.11, Delta=01.5909 Bng=s73.0421w, Chd=42.11
003=n72.0446e 474.16 004: Rt, R=3015.00, Arc=163.79, Delta=03.0645 Bng=n73.3809e, Chd=163.77	008=s72.0446w 474.16	



*Juan M. Canales, Jr.*  
1-11-2010